027.0	0004	0023.C	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,082,800	/	1,082,800
USE VALUE:	1,082,800	/	1,082,800
ASSESSED:	1,082,800	/	1,082,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-51A	WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOSCHI MICHAEL J/TRUSTEE
Owner 2:	BOSCHI REALTY TRUST
Owner 3:	
Street 1:	51 WINTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOSCHI OSMANO -
Owner 2:	-
Street 1:	51 WINTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Vinyl Exterior and 2959 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8283.000	539,700	8,300	534,800	1,082,800
Total Card	0.190	539,700	8,300	534,800	1,082,800
Total Parcel	0.190	539,700	8,300	534,800	1,082,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.96 /Parcel: 365.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

18983

GIS Ref

GIS Ref

Insp Date

09/30/17

!2300!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0004-0023.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	539,700	8300	8,283.	534,800	1,082,800		Year end	12/23/2021
2021	104	FV	516,200	8300	8,283.	534,800	1,059,300		Year End Roll	12/10/2020
2020	104	FV	516,200	8300	8,283.	534,800	1,059,300	1,059,300	Year End Roll	12/18/2019
2019	104	FV	400,300	8700	8,283.	568,200	977,200	977,200	Year End Roll	1/3/2019
2018	104	FV	400,300	8700	8,283.	414,500	823,500	823,500	Year End Roll	12/20/2017
2017	104	FV	376,200	8700	8,283.	361,000	745,900	745,900	Year End Roll	1/3/2017
2016	104	FV	376,200	8700	8,283.	307,500	692,400	692,400	Year End	1/4/2016
2015	104	FV	343,400	9000	8,283.	300,800	653,200	653,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:18:44

LAST REV

Date	Time
10/16/17	11:10:50
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2300

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOSCHI OSMANO	47230-372		4/5/2006	Family		No	No		Osmano Boschi dod 1/2/2017
BOSCHI OSMANO &	44504-485		1/19/2005	Family	99	No	No		
	13023-152		7/26/1976		38,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2004	190	New Wind	9,850					26 vinyl wndws
4/9/1998	166	Ingr. Po	10,000					12X24 I.G.POOL

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	KB	Kevin B
1/20/2009	Meas/Inspect	345	PATRIOT
10/24/2000	Hearing N/C	163	PATRIOT
4/6/2000	Meas/Inspect	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	18983
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8283		Sq. Ft.	Site		0	80.	0.81	1									534,790						534,800	

Total AC/HA:	0.19015	Total SF/SM:	8283	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	534,790	Spl Credit		Total:	534,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10258615
Const Adj.:	0.99989998
Adj $ / SQ:	198.446
Other Features:	156500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	733355
Depreciation:	193606
Depreciated Total:	539750

COMMENTS

OFP=GAZEBO. OF=TWO BMT SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	3	HB	1				

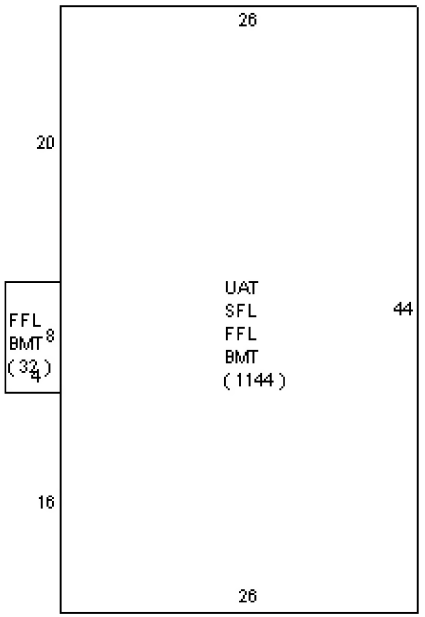
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	7	4	M
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.45
Special Features:	0	Val/Su Net:	142.70
Final Total:	539700	Val/Su SzAd	232.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	65.250	76,733
FFL	First Floor	1,176	198.450	233,372
SFL	Second Floor	1,144	198.450	227,022
UAT	Upper Attic	286	138.910	39,729

Net Sketched Area:	3,782			Total:	576,856
Size Ad	2320	Gross Area	4640	FinArea	2959

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0023.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	104						
11	Pool-Vinyl	D	Y	1	12X24	A	AV	1980	21.66	T	31.2	104			4,300			4,300
14	Open Porch	D	Y	1	16X16	A	AV	1980	22.95	T	31.2	104			4,000			4,000

More:	N	Total Yard Items:	8,300	Total Special Featues:	
				Total:	8,300